

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- June 16, 2023**

**121 N. LaSalle, Second Floor, City Council Chambers**

Approval of the minutes from the May 19, 2023, regular meeting of the Zoning Board of Appeals (“Board”).

Approval of the agenda for the June 16, 2023, regular meeting of the Board.

**9:00 A.M.**

**SPECIAL USE EXTENSION REQUEST**

<b>167-22-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	3440 Broadway, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3440 N. Broadway	
<b>SUBJECT:</b>	Application for a special use to establish a seven-story hotel with a maximum of one hundred seventy-six rooms, sixty parking spaces and ground floor retail use.	

- **Approved**

**REGULAR CALL**

<b>162-23-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 38</b>
<b>APPLICANT:</b>	4644 Inc.	
<b>OWNER:</b>	Halina Sedemaier	
<b>PREMISES AFFECTED:</b>	4644 N. Central Avenue	
<b>SUBJECT:</b>	Application for a variation to expand an existing non-conforming tavern use to include retail food service on the ground floor of an existing two-story building.	

- **Approved**

<b>163-23-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Phantom Troupe Tattoos, LLC	
<b>OWNER:</b>	Fox Chicago, LLC	
<b>PREMISES AFFECTED:</b>	1734 W. 18th Street	
<b>SUBJECT:</b>	Application for a special use to establish a body art service (tattoo shop).	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

<b>169-23-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	Theta Tattoo, LLC	
<b>OWNER:</b>	1624 Morse, LLC	
<b>PREMISES AFFECTED:</b>	1626 W. Morse, 1st Flr.	
<b>SUBJECT:</b>	Application for a special use to establish a body art / tattoo establishment.	

- **Approved**

<b>170-23-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 46</b>
<b>APPLICANT:</b>	Russell Hughes	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3852 N. Janssen Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required from 2.4' to zero (south to be 3.26'), combined side yard setback from 6' to 3.26' to allow a rear open access stair, open spiral stair, and pergola to the existing one and three-story, two dwelling unit building.	

- **Approved**

<b>171-23-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	Gretchen A. Steele & James Christopher Wate	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2230 N. Central Park Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 2.4' to 1.17'; (south to be 3.41') combined side yard setback from 6' to 4.58' for a proposed three-story south end addition and a three-story rear west addition with new rear open deck and balcony above to an existing three-story, single-family residence.	

- **Approved**

<b>172-23-Z</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 21</b>
<b>APPLICANT:</b>	Superior Club, Inc. dba B'Z Sports Bar and Grill	
<b>OWNER:</b>	Chicago Title and Trust # 8002377815	
<b>PREMISES AFFECTED:</b>	12001-03 S. Halsted Street	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license for the proposed event space which is located with 125' of a residential district.	

- **Approved**

<b>173-23-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Vikas Wadhwa	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1875 N. Bissell Street	
<b>SUBJECT:</b>	Application for a variation to increase the floor area ratio from the existing 3,693 square feet to 3,913 square feet for a proposed third floor addition to the existing two-story, two dwelling unit building.	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to August 18, 2023

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**



- **Approved**

- Continued to August 18, 2023

- **Approved**

- **Approved**

- **Approved**



- **Approved**

- **Approved**

- **Approved**

- **Approved**

## CONTINUANCES

- Continued to August 18, 2023

- Continued to August 18, 2023

- Continued to August 18, 2023

- Continued to August 18, 2023

- Continued to August 18, 2023

- Continued to August 18, 2023

**58-23-S**

**ZONING DISTRICT: C1-2**

**WARD: 24**

**APPLICANT:**

Elite Labor Services Ltd.

**OWNER:**

T & J Investors, LLC

**PREMISES AFFECTED:**

3138 W. Cermak Road, 1st Floor Unit D

**SUBJECT:**

Application for a special use to establish a day labor employment agency.

- **Approved**

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 49-23-Z, 50-23-Z, and 133-23-S.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its May 19, 2023 regular meeting.

Adjournment.